



CITY OF THE VILLAGE OF CLARKSTON  
**Historic District Commission**  
Art Pappas Village Hall 375 Depot Road  
Clarkston, MI 48346  
**Draft Minutes for Tuesday July 9, 2019**

Meeting called to order by J. Meloche at 7:00 P.M. This meeting was held at the Clarkston United Methodist Church, 6600 Waldon Road.

Present: M. Luginski, J. Meloche, M. Moon, J. Radcliff

Approval of Agenda: Motion by J. Radcliff, second by M. Moon to approve the agenda with the addition of 29 South Holcomb to c) New Application for Review and Approval and 37 Miller Road to d) Existing Applications for Review and Discussion. Approved with all ayes.

Announcements: Michigan History Conference, Historical Society of Michigan, will be held September 27 to 29 in Ludington, MI (information at [hsmichigan.org](http://hsmichigan.org)).

Public Comments: None

Approval of the Minutes of the June 11, 2019 meeting: Motion by M. Luginski, second by J. Meloche to approve as written with no additions or changes. Passed with all ayes.

New Applications for Review and Approval: 29 South Holcomb, application by J. Kovalick (not present) to remove existing roof shingles and replace with new "asphalt architectural" shingles ("same kind" as existing). M. Luginski will work with Jonathan Smith, City Manager, to confirm existing type of shingles and obtain some description (e.g. vendor brochure) of proposed new shingles.

Existing Applications for Review and Approval:

- 1) 121/123 North Main Street: Homeowners not present.
  - a) Siding removal, insulation placement and return of old siding and new siding (where necessary) on south elevation has been completed.
  - b) Photos shared of two sides of new Greek Revival style columns for front porch. The larger (7 inch) was almost an exact match to existing doorway detail. These are within the parameters set by the CHDC at the June meeting.
  - c) Homeowners have purchased adjacent lot (117 North Main) and wish to fence south and east (street elevation). The homeowners must first determine legal requirements (e.g., height, setbacks). The CHDC may advise on style. Commissioner M. Luginski in anticipation of this presented a photo and drawing ca. 1857 of front (east elevation) of 71 North Main Street showing a picket fence.
- 2) 104 North Main Street: Homeowner Mr. Strong accompanied by builder D. Moscovic present to request keeping the dormer that had been placed on existing box bay outside of application and in violation of Certificate of Appropriateness. Homeowner believes it adds to aesthetic appeal. Mr. Strong was given copies of the Standards and the city ordinance. It was explained that this feature had not been invented at the time of construction of the home and therefore cannot be used. In response to his questioning, he was provided information concerning appeal of this decision. J. Meloche will discuss legal issues with city manager, J. Smith. Mr. Moscovic has offered to return the box bay to original appearance with a new roof at no cost to the homeowner.
- 3) 52 South Holcomb Street: During construction work under a previously granted Certificate of Appropriateness, the porch at this location was found to have no foundation. Construction drawings from Building Inspector Craig Strong

were presented. Motion by J. Meloche, second by J. Radcliff to amend the Certificate of Appropriateness: a) to secure a drawing including porch footings and specifications for proposed work; b) to construct a foundation. Motion passed unanimously.

The focus of the CHDC in this case is in keeping with the Standards for Rehabilitation in particular “returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are sufficient to its historic, architectural and cultural values.”

- 4) 21 North Main Street: Brandon Still present to request placement of lattice work on front (east) elevation pillars for climbing vines. These will be painted white to match the pillars and will be removed every 6 months (autumn/winter). This appears not to be necessary for a formal application if performed as described. Suitable for administrative approval only: minor landscaping detail.
- 5) 37 Miller Road: Ground has been broken on home for which Certificate of Approval was granted in 2018. Soil core samples showed solid earth with no apparent water problems.

Items for Further Discussion: All issues postponed due to lack of time since this venue only available till 9:00 P.M.

Meeting adjourned at 8:59 P.M.

Next regularly scheduled meeting is Tuesday August 13, 2019 at 7:00 PM.

Respectfully submitted,  
Michael Moon